

Green Community/New Urbanism Criteria Checklist – Threshold

The green amenities below are threshold requirements for developments pursuing Low Income Housing Tax Credits in Michigan.

Location and Neighborhood Fabric	
Project location must include access to existing roads, existing water and wastewater infrastructure and within or contiguous to existing development	Mandatory
All public streets and sidewalks must be available for general public use.	Mandatory
The front façade of each residential structure must face a public space such as a street, square, park, or plaza.	Mandatory except acq/rehab
Site Improvements	
Design and build projects such that there is at least one public through-street at the project boundary every 800 feet	Mandatory except acq/rehab
Design continuous sidewalks along both sides of all streets within the project. New sidewalks must be at least 4 feet wide.	Mandatory except acq/rehab
Design parking for residential units no greater than the minimum required spaces as defined by the local governing ordinance.	Mandatory except acq/rehab
On-street parallel parking must be provided on at least one side of all new public and private streets where allowed by local municipality.	Mandatory except acq/rehab
Design surface parking to be accessed from the rear façade.	Mandatory except acq/rehab
Avoid the design of dead end streets and cul-de-sacs. If new cul-de-sacs are necessary as part of the project circulation, include a pedestrian or bicycle through-connection.	Mandatory except acq/rehab

Label all storm drains or storm inlets to clearly indicate to what watershed or body of water the drain or inlet leads.	Mandatory
Landscaping	
Use low-water and low-maintenance landscaping through preservation of existing vegetation and use of indigenous plant specification.	Mandatory
Select native trees and plants that are 1) appropriate to the site's soils and microclimate, 2) varied in type to avoid a monoculture within the site, and 3) provide shading in the summer and allow for heat gain in the winter.	Mandatory
Water Conservation	
New Construction: Install water conserving fixtures with the following specifications: toilets – 1.6 gallons per flush; showerheads – 2.0 gallons per minute; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	Mandatory
Acq/Rehab: Wherever and whenever toilets and showerheads are replaced, install water conserving fixtures with the following specifications: toilets – 1.6 gallons per flush; showerheads – 2.0 gallons per minute. Wherever and whenever kitchen and bathroom faucets are replaced install fixtures that meet 2.0 GPM specifications.	Mandatory
Energy Efficiency	
New Construction: R Values for building envelope should be as follows: Exterior Walls R-15, Roof R-38, and Slab R-5. Exterior doors and windows should be Energy Star labeled.	Mandatory
Acq/Rehab: Perform an energy analysis of existing building condition, estimate costs of improvements, make those with a 10 year or shorter payback.	Mandatory
If providing appliances, install Energy Star labeled clothes washers, dishwashers, refrigerators.	Mandatory

Install daylight sensors or timers on all outdoor lighting.	Mandatory
Install individual or sub-metered electric meters.	Mandatory
Healthy Living Environment	
Specify that all interior paints, primers, adhesives and sealants must contain low or no VOC.	Mandatory
Do not use any composite wood that has exposed particleboard (which contains added urea-formaldehyde) unless the exposed area has been sealed.	Mandatory
Do not install carpets in entryways, laundry rooms, bathrooms, kitchens or rooms with floor drains.	Mandatory
Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage or is outside the sleeping area.	Mandatory